

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 08-04

DATE: 3-12-08

APPLICANT:

#1 ZBA 3-24-08
SET UP FOR P/H

Ed Biagini
198 Woodcock Road
Washingtonville, NY 10992

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 1-18-08

FOR: SUBDIVISION

LOCATED AT: Westerly side Little Brook Court

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SEC: 74 BLOCK: 1 LOT: 4

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Gross Lot area variances required for Lots 1, 2 and 3

Net Lot area variances required for Lots 1, 2 and 3

Lot Width variances required for Lots 1 and 2

Front Yard variance required for Lot 1

Side Yard variance required for Lot 1

Total Side Yard variance required for Lot 1

TOWN OF NEW WINDSOR CODE: Bulk Tables – Section 300-8

Mark J. Edsall, P.E., P.P.
Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **08-04**

ZONE: **R-1**

USE: **S.F.R.** (Values shown Lot 1/ Lot 2/ Lot 3)

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA (Gross)	80,000 s.f.	29,729/47,770/ 39,287	50,271/32,230/ 40,713
MIN. LOT AREA (Net)	48,000 s.f.	27,369/43,452/ 33,592	20,631/4,548/ 14,408
MIN. LOT WIDTH	175 ft.	137/139/199	38 / 36 / 0
REQUIRED FRONT YARD	45 ft.	43 / 59 / 46	2 / 0 / 0
REQUIRED SIDE YARD	40 ft.	20 / 41 / 48	20 / 0 / 0
REQUIRED TOTAL SIDE YARD	80 ft.	75 / 91 / 150	5 / 0 / 0
REQUIRED REAR YARD	50 ft.	100 / 123 / 118	-
REQUIRED FRONTAGE	70 ft.	101+ / 80+ / 201+	-
MAX. BLDG. HT.	35 ft.	35 ea	-
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	1200 s.f.	>1200 ea	-
DEVELOPMENTAL COVERAGE	20 %	10 / 9 / 9	-
O/S PARKING SPACES	2 per res.	2+ each	-

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE